



GSA Public Buildings Service

U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

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| State: | Georgia |
| City: | Atlanta |
| Delineated Area: | North: 1-20 West to US-27 East: SR-16/I-75 north to I-20 South: SR-16 east to I-75 West: US-27 south to East Newnan SR-16 See map attached. |
| Minimum Sq. Ft. (ABOA): | 95,742 |
| Maximum Sq. Ft. (ABOA): | 100,800 |
| Space Type: | Office and specialized support space- see below |
| Parking Spaces (Total): | Site must also accommodate 270 parking spaces for privately owned vehicles in addition to 5 government vehicles. |
| Full Term: | 20 years |
| Firm Term: | 20 years |
| Additional Requirements: | Land- additional 2 acres reserved for recreational sports fields and playgrounds. See below for additional requirements |

Atlanta Unaccompanied Children Facility

Children age 17 and under who are unaccompanied by parents or other legal guardians and who have no lawful immigration status in the United States (unaccompanied alien children) and apprehended by the U.S. Department of Homeland Security (DHS) are transferred to the care and custody of the Office of Refugee Resettlement (ORR) in HHS' Administration for Children and Families. ORR is legally required to provide for the care and custody of all UAC referred to ORR until they are released to appropriate sponsors, usually a parent or relative, while their immigration cases proceed. The Atlanta Residential Child Care Facility will provide residential accommodation for approximately 500 unaccompanied children. Care will be provided by approximately 167 operations contract staff 24 hours a day seven days a week. The facility will require child bedrooms / sleeping areas, child bathrooms, classrooms, indoor recreation/

multipurpose areas, medical, dining/food service, administrative and support space. Approximately 2 acres of exterior space shall be provided for outdoor recreation areas. The facility shall be built to meet any applicable requirements necessary for Georgia State licensing.

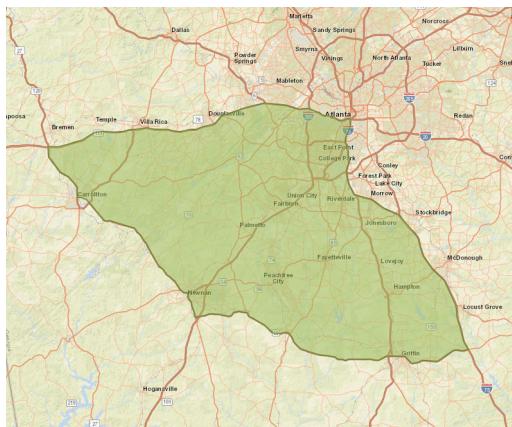
Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 100 year flood plain.

Single tenant buildings will only be considered for this requirement. Tenant Improvements must meet Rules and Regulations of the State of Georgia, Department 290, Chapter 2, Subject 5.

Interested Respondents should include Building Owners, or if a Broker, please include the Exclusivity Agreement/Representation Letter/ or Listing Contract granting the exclusive right to represent the building by the Building Owner, in your expression of interest.

The following attachments are hereby incorporated into this advertisement:

- Attachment 1 – Housing Plan for Atlanta 500 Child Facility
- Attachment 2 – Delineated Area Map



Expressions of Interest Submission Instructions/Requirements:

Please provide the following basic information for the building proposed for consideration. All submissions should include the following information at a minimum:

- (1) Building name/address and the location of available space within the building;
- (2) Age of building;
- (3) Date of space availability;
- (4) Total existing gross square feet, and gross square feet per floor;
- (5) ANSI/BOMA office area (ABOA) square feet to be offered;

- (6) Site plan depicting the building, land acreage, and parking;
- (7) Floor plan and gross square footage of proposed space;
- (8) Location on map demonstrating the building lies within the delineated area;
- (9) FEMA map demonstrating that the property lies outside the 100-year floodplain;
- (10) Name of owner and name and contact information of authorized contact;
- (11) Evidence of ownership. Non-Owners (e.g. brokers) must provide evidence of authority granted by property owner to submit the property;
- (12) Any information related to title issues, easements, or restrictions on the use of the building; and
- (13) Evidence that the Government's intended use is permissible in the Building's zone.

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| Expressions of Interest Due: | 5/xx/2019 |
| Market Survey (Estimated): | Mid-June 2019 |
| Offers Due (Estimated): | Late July 2019 |
| Occupancy (Estimated): | June 2020 |

Send Expressions of Interest to:

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| Name/Title: | Megan Shulin, GSA Broker Representative |
| Address: | Public Properties 1010 Wisconsin Ave NW, Suite 650 Washington, DC 20007 |
| Office/Fax: | 202-652-4188 |
| Email Address: | Megan.shulin@gsa.gov |

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| Name/Title: | Brad Seifert, GSA Broker Representative |
| Address: | Public Properties 1010 Wisconsin Ave NW, Suite 650 Washington, DC 20007 |
| Office/Fax: | 202-652-4192 |
| Email Address: | bradford.seifert@gsa.gov |

Copying:

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| Name/Title: | Dion Reid, GSA |
| Email Address: | Dion.reid@gsa.gov |

Government Contacts

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| Lease Contracting Officer | Dion Reid, GSA |
| GSA Broker Representatives | Megan Shulin, Public Properties Brad Seifert, Public Properties |

Reference Project No. 9GA2216